

## \$939,800 - 8935 117 Street, Edmonton

MLS® #E4445116

**\$939,800**

4 Bedroom, 2.50 Bathroom, 1,961 sqft  
Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

WINDSOR PARK 50 X 150 lot on a beautiful street STEPS AWAY FROM UNIVERSITY OF ALBERTA (1 minute walk to University grounds)! Whether you're looking for a prime rental investment or the perfect location to build your dream home, this property gives you options! Situated in one of Edmonton's most sought-after neighborhoods with access to not only U of A but also top-rated Elementary, Junior-High & High-Schools. For outdoor enthusiasts, you can't beat this location for access to River Valley, Hawrelak Park & Saskatchewan Drive. This property has proven rental performance, currently generating \$4,295/month in rental income (not including utilities which tenants also pay). Prime University properties like this are always in demand, don't miss out on this great opportunity!

Built in 1948

### Essential Information

MLS® #	E4445116
Price	\$939,800
Bedrooms	4
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,961



Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	8935 117 Street
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 1R8

### Amenities

Amenities	See Remarks
Parking	Single Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Level Land, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 30th, 2025
Days on Market	7

## Zoning

## Zone 15

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 2:18pm MDT